

Financing

Bloomington Civic Plaza was constructed at a total cost of \$38 million. It was funded by using operational savings so that property taxes would not increase beyond 2002 levels. Financing included:

- The City Hall portion used savings accumulated over 12 years in a capital replacement fund.
- The Bloomington Port Authority issued Lease Revenue Bonds for the balance of the City Hall funding to be repaid from the City's existing revenue streams.
- The Police area was funded by a portion of the Police Retirement Fund Merger Reimbursement Legislation that returned surplus retirement fund assets to Bloomington.
- The Arts Center was authorized by Bloomington voters who approved \$7.2 million of bond financing in June 2000.

Long-term expenditures, including both operations and capital, of all City facilities are only five percent of our overall service costs.

Finishing touches

Design elements still to come include:

- Distinctive **glass and stone ground signs** will replace the temporary signs.
- **Large, colorful internal signs** will be added to inside walls and glass screens along the public hallway to identify City departments and divisions.
- A **commissioned design** will wrap around the stucco-finished areas on the northeast exterior corner of the theater.
- **Moving and still images** will be projected on the wall above the interior entrances to the Schneider Theater for the Performing Arts.
- **Campus enhancements**, including a sculpture or other artwork, are the focus of a Council-appointed task force.

Former municipal site

Gregory Real Estate was selected to develop the former municipal site at 2215 West Old Shakopee Road. Gregory plans to construct 128 condominiums and 40 townhouses arranged to take advantage of the site's location overlooking Nine Mile Creek and Moir Park. **The value of proposed housing on that site will be about five times the value of the commercial property the City acquired for the Civic Plaza facility.**

City Hall, Police and Center for the Arts

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Bloomington Civic Plaza

City Hall Police Center for the Arts



Built from Savings
Dedicated to Service

History

In December 1999, the City Council directed staff to explore acquiring a site based on a 14-member Citizens Task Force recommendation that facilities were inadequate for the City's needs. In May 2000, the City Council authorized staff to assemble a six-parcel site that would create a campus of facilities. Bloomington Civic Plaza consists of the newly constructed City Hall, Police and Center for the Arts, the remodeled Public Works buildings, the Public Health Center, Motor Vehicle Registration and the Animal Shelter.

Design

The City Hall, Police and Center for the Arts building reflects the natural environment of the Minnesota River Valley and the value Bloomington residents place on parks and green space. Ankeny Kell Architects and M.A. Mortenson Construction led the design and construction. Natural materials – stone, brick, wood, and copper – clad the exterior and cost less than three-tenths of one percent more than the cost of a building with all bricks.

Copper

Approximately one-third of the building is covered in copper that has been treated to accelerate the aging process. The desired blue-green patina that normally takes 15-30 years to achieve occurs within months of installation.

Midwestern stone

Two types of stone clad the exterior. Chilton, from Wisconsin, is one of the most colorful limestones with hues of purple, green, yellow and gray. Minnesota Kasota stone trims the windows, doors, signs and forms the countertops inside.

Cedar columns

Port Orford Cedar forms the 30-foot columns outside of City Hall's main entrance. Grown only in southern Oregon, this species of wood is particularly hard and durable.

Landscaping

The building curves around a 1.5-acre pond, an area that features a walking path and future memorial. Many native plants and trees have been planted throughout the site to complement the building materials.

Features

- A unique combination of arts center and municipal facilities.
- **Spacious counters** to serve Parks and Recreation, Assessing, City Clerk, Community Development and Police customers.
- **Meeting rooms**, named for the city's historic figures, available to staff and public.
- Tile pattern on the main corridor floor **traces Minnesota River's path** along Bloomington's southern border.
- Future public access to police reports from **self-service computer station** in Police lobby.
- **Increase in number of jail cells**, from six to thirteen, saves booking and detention fees, detective time and transportation costs of using Hennepin County's facility.
- **55-seat multi-purpose conference room** for training, major investigations and staff-conducted public meetings. Has radio transmission capability, computer network access and special phone lines to serve as emergency operations center in the event of a disaster.
- **377-seat theater** with orchestra pit and support facilities in Center for the Arts, along with "black box" theater, dance studio, rehearsal room, two art galleries and pottery studio.

